157.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,800 / 718,800
					USE VALUE:	718,800 / 718,800
					ASSESSED:	718,800 / 718,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTELLINI PAYNE TED
Owner 2:	SMITH JANET M
Owner 3:	
Street 1:	147 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BENNISON BARBARA -
Owner 2:	-
Street 1:	147 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1938, having primarily Wood Shingle Exterior and 2465 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	277,800		441,000	718,800
Total Card	0.161	277,800		441,000	718,800
Total Parcel	0.161	277,800		441,000	718,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.60 | /Parcel: 291.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 104540

GIS Ref

GIS Ref

Insp Date 06/30/18

!12296!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,800	0	7,000.	441,000	718,800	718,800	Year End Roll	12/18/2019
2019	101	FV	244,000	0	7,000.	441,000	685,000	685,000	Year End Roll	1/3/2019
2018	101	FV	242,900	0	7,000.	371,700	614,600	614,600	Year End Roll	12/20/2017
2017	101	FV	242,900	0	7,000.	340,200	583,100	583,100	Year End Roll	1/3/2017
2016	101	FV	242,900	0	7,000.	289,800	532,700	532,700	Year End	1/4/2016
2015	101	FV	213,400	0	7,000.	252,000	465,400	465,400	Year End Roll	12/11/2014
2014	101	FV	213,400	0	7,000.	233,100	446,500	446,500	Year End Roll	12/16/2013
2013	101	FV	213,400	0	7,000.	221,800	435,200	435,200		12/13/2012

PRINT

Date	Time
12/11/20	02:23:45

LAST REV

Date	Time
12/26/19	14:34:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12296

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNISON BARBAR	48025-264		8/22/2006		493,000	No	No		
MARDIGAN CHARLE	27712-254		9/26/1997		231,000	No	No		Y

USER DEFINED

Prior Id # 1:	104540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2019	1466	Redo Kit	23,250					
3/7/2013	314	Manual	3,747	C				
4/30/2009	290	Wood Dec	11,500					
2/17/2003	326	Add Bath	40,000					7 ft wide dormer a

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
5/24/2013	Info Fm Prmt	EMK	Ellen K
11/15/2008	Meas/Inspect	197	PATRIOT
8/16/2005	Fieldrev-Chg	BR	B Rossignol
1/29/2000	Inspected	263	PATRIOT
11/30/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.19210339
Const Adj.:	0.99989998
Adj $ / SQ:	107.279
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341260
Depreciation:	63474
Depreciated Total:	277786

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

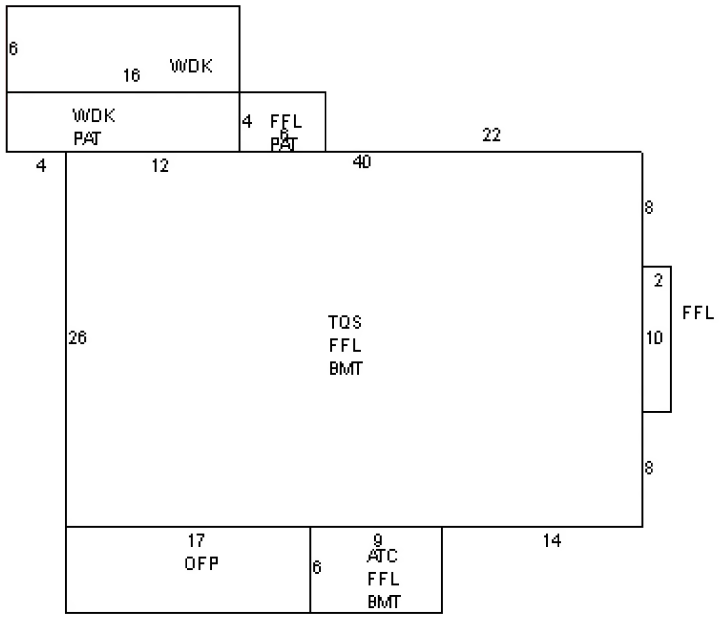
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	107.28
Special Features:	0	Val/Su Net:	82.17
Final Total:	277800	Val/Su SzAd	143.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,138	107.280	122,083
BMT	Basement	1,094	42.640	46,652
TQS	3/4 Story	780	107.280	83,677
WDK	Deck	160	12.250	1,960
OFP	Open Porch	102	32.670	3,333
PAT	Patio	88	6.000	528
ATC	Attic	19	107.280	2,028
	Net Sketched Area:	3,381	Total:	260,261
Size Ad	1936.9	Gross Are	3676	FinArea 2465

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	